

Public Hearing:

FACT SHEET

TITLE: Agreement regarding 1320 P Street and the future Civic Plaza site

SPONSOR:

OTHER DEPARTMENTS AFFECTED:
Urban Development

OPPONENTS:

STAFF RECOMMENDATION: Approval

APPLICANT: Lynn Johnson, Parks and Recreation

REASON FOR LEGISLATION: The proposed agreement between US Property, as owner of the building at 1320 P Street, and the City of Lincoln addresses the interface between the subject building and the future Civic Plaza. The agreement includes three components:

1. The agreement authorizes establishment a façade easement that establishes public interest in the long-term appearance of the west facing wall of the building at 1320 P Street. This wall serves as the eastern boundary and backdrop for the Civic Plaza. The agreement establishes mutually agreed upon improvements to the wall including a permanent finish on the north end of the wall, installation of windows on the second and third floors of the building, and installation of doors and a store front system accessing the Civic Plaza on the south end of the building. The City is contributing 75% of the funding of the aforementioned improvements to the subject wall up to a specified maximum amount of \$85,001 in exchange for securing the façade easement.
2. The agreement authorizes granting of a building restriction easement along the eastern boundary of the Civic Plaza site restricting the City's ability to construct a building in this area. This easement is necessary because there are not sideyard setback requirements in the downtown area and buildings are generally allowed to be constructed directly adjacent to one another. The fire code requires separation of building walls when windows are doors are located in a building wall. Because of the windows and doors that will be installed in the west wall of 1320 P Street, the easement is necessary to assure that a building will not be constructed immediately adjacent on the Civic Plaza site.
3. The agreement allows the current and future tenants of the ground floor of the building at 1320 P Street the option to develop and operate a sidewalk café in the southeastern area of the Civic Plaza. The master plan for the Civic Plaza anticipates a public seating in a number of locations on the plaza, including the areas adjacent to the Larson Building on the north and the building at 1320 P Street on the southeast, for gathering and dining. US Property has agreed to pay the first \$50,000 for construction of a canopy over the sidewalk café. The City then agrees to provide up to \$15,000 of additional funding. If costs associated with the canopy exceed \$65,000, US Property agrees to fund remaining costs.

POLICY OR PROGRAM CHANGE: Development of the Civic Plaza as a public gathering and event space is consistent with the 2005 Downtown Master Plan.

COST OF TOTAL PROJECT: The estimated cost of improvements to the west wall of the building at 1320 P Street as described in section 1. above is about \$113,355. The proposed agreement states that the City will fund up to 75% of these costs up to a maximum of \$85,001. In addition, the City may fund up to \$15,000 of costs associated with construction of a canopy over the sidewalk café, if needed.

SOURCE OF FUNDS:

CITY: \$100,001, Keno appropriations

NON CITY: \$78,344, US Property as owner of the building at 1320 P Street

BENEFIT COST:

FACT SHEET PREPARED BY: Lynn Johnson

REVIEWED BY:

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